

SUDIVISION INFORMATION

- SE ¼ OF SECTION 26, T5N, R44E, B.M., TETON COUNTY, IDAHO
- 44 LOTS RANGING IS SIZE FROM 2.5 ACRES TO 5.63 ACRES IN SIZE
- SEWAGE DISPOSAL IS BY INDIVIDUAL SEPTIC FIELD.
- DOMESTIC WATER IS BY INDIVIDUAL WELL.
- ZONING I ARR-2.5
- COUNTY SETBACKS
- FRONT: 30'  
SIDE: 30'  
BACK: 40"
- SOLID WASTE DISPOSAL BY VORHEES SANITATION

AREA TABLE - ENTIRE PROJECT

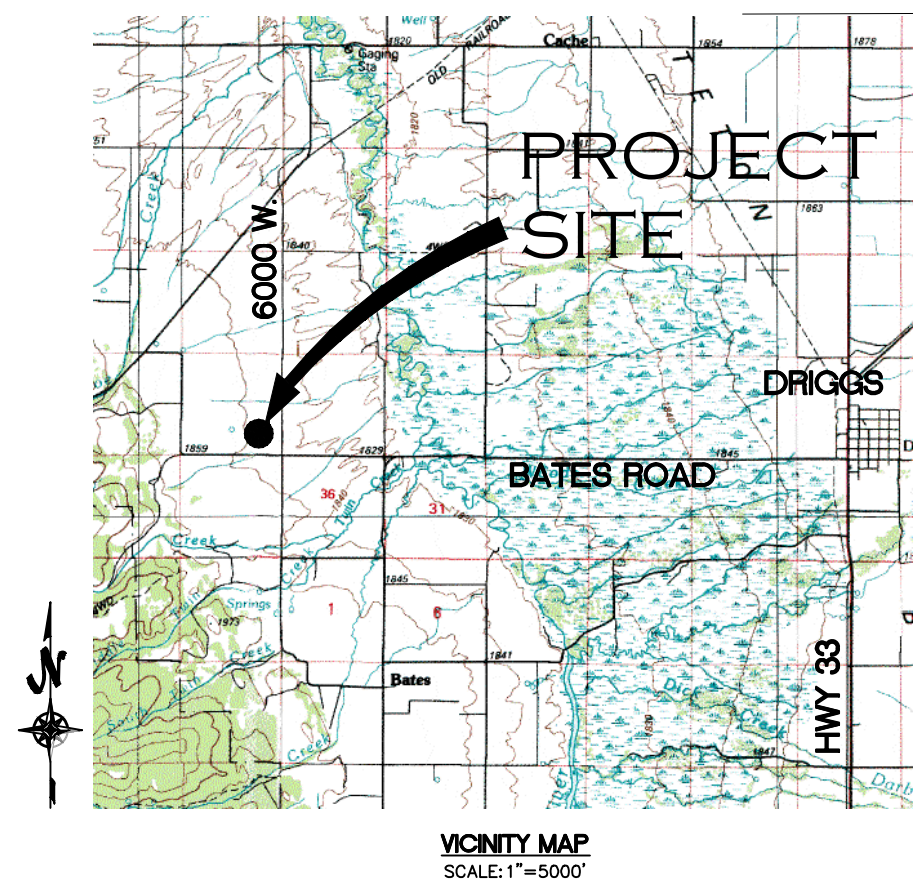
TOTAL LOT AREA	125.96 Ac.
TOTAL COUNTY ROAD AREA	1.65 Ac.
TOTAL SUBDIVISION ROAD AREA	11.34 Ac.
TOTAL OPEN SPACE	2.83 Ac.
TOTAL AREA OF PROJECT	141.78 Ac.

AREA TABLE - PHASE I - 14 LOTS

TOTAL LOT AREA	40.23 Ac.
TOTAL COUNTY ROAD AREA	0.87 Ac.
TOTAL SUBDIVISION ROAD AREA	3.16 Ac.
TOTAL OPEN SPACE	1.23 Ac.
TOTAL AREA OF PROJECT	45.49 Ac.

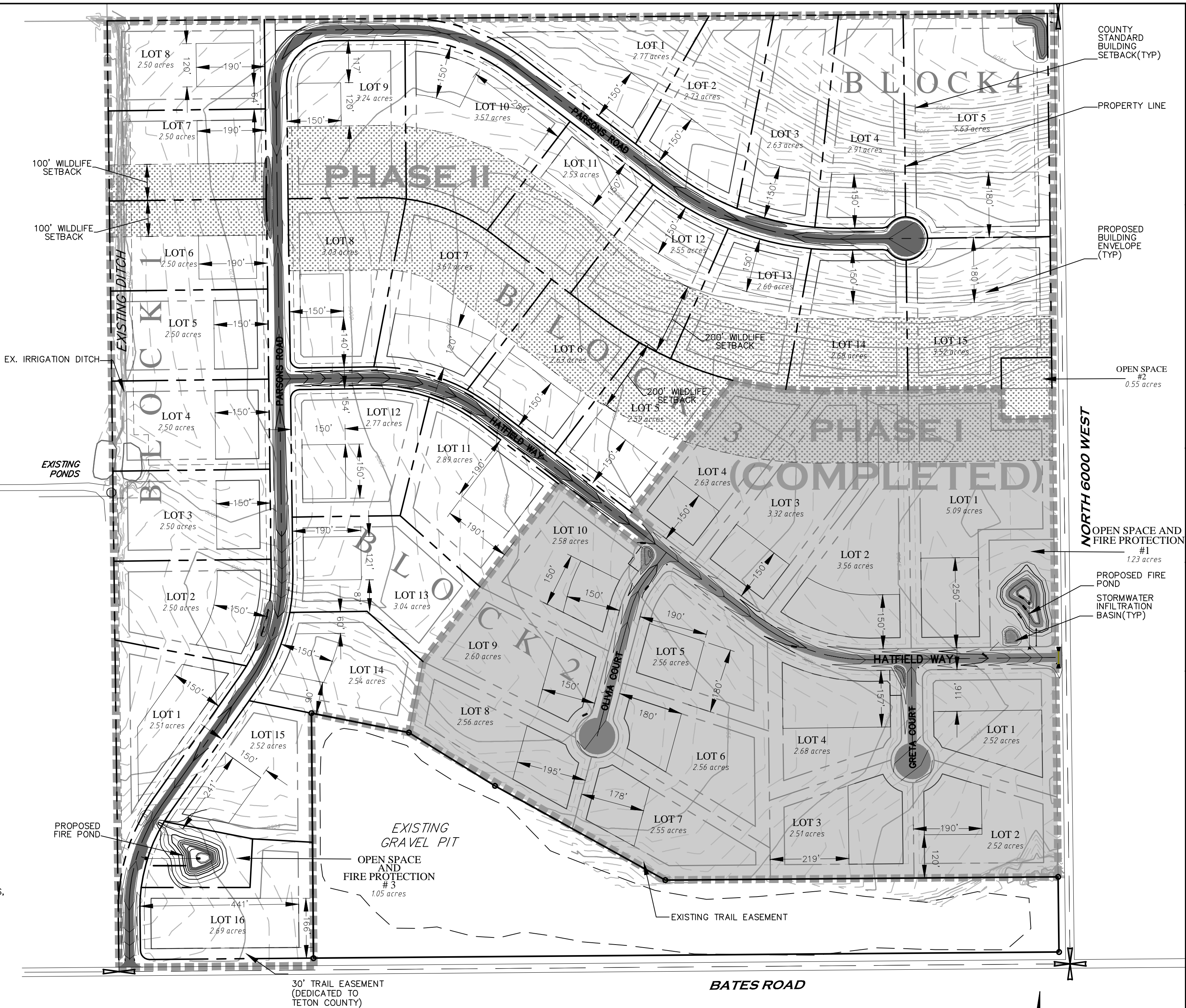
AREA TABLE - PHASE II - 30 LOTS

TOTAL LOT AREA	85.73 Ac.
TOTAL COUNTY ROAD AREA	0.78 Ac.
TOTAL SUBDIVISION ROAD AREA	8.18 Ac.
TOTAL OPEN SPACE	1.60 Ac.
TOTAL AREA OF PROJECT	96.29 Ac.

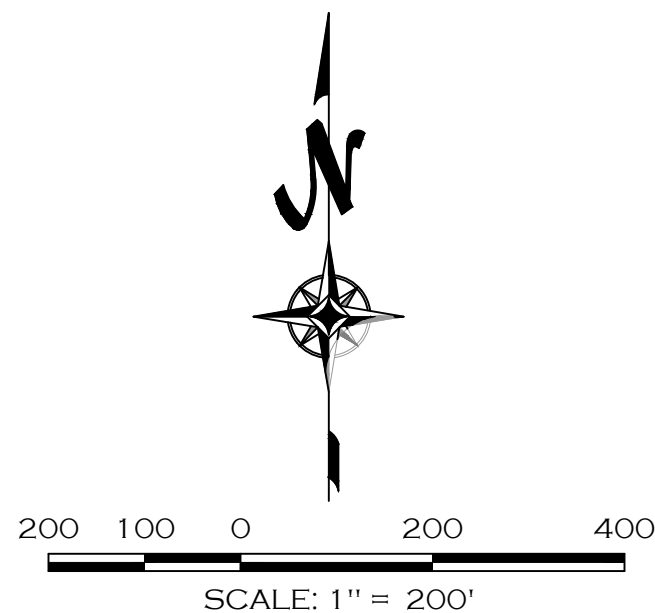


NOTES:

- THIS PROPOSED MASTER PLAN SHALL BE RECORDED WITH THE APPROVED FINAL PLAT FOR FOR BLUE INDIAN.
- INDIVIDUAL LOT OWNERS SHALL KEEP ALL STRUCTURES (HOUSES, GARAGES, SHEDS) WITHIN THE PROPOSED BUILDING ENVELOPES UNLESS APPROVED OTHERWISE BY TETON COUNTY. ALL STRUCTURE LOCATIONS MUST BE APPROVED BY TETON COUNTY TO ENSURE NO OTHER RESTRICTIONS APPLY.
- ALL WELL AND SEPTIC SYSTEMS MUST BE APPROVED BY THE IDAHO DEPARTMENT OF HEALTH.
- NO ALTERATIONS OF IRRIGATION DITCHES ARE PERMITTED WITHOUT THE APPROVAL OF THE HOMEOWNERS ASSOCIATION AND THE RESPECTIVE CANAL COMPANIES.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- NO STRUCTURES OR FENCING SHALL BE BUILT WITHIN THE WILDLIFE SETBACKS. ALL OTHER FENCING SHALL BE WILDLIFE FRIENDLY DESIGNS.
- ALL CATS AND DOGS SHALL BE RESTRAINED AT ALL TIMES TO PREVENT THE HARASSMENT OF WILDLIFE.
- FEEDING OF WILDLIFE OTHER THAN SONGBIRDS IS PROHIBITED.
- ALL LIVESTOCK FEED & HAY SHALL BE STORED PROPERLY TO PREVENT ELK & DEER FROM ACCESSING IT.
- GARBAGE SHALL BE KEPT IN BEAR SAFE AREAS UNTIL PROPERLY DISPOSED OF (GARAGES OR BEAR PROOF CONTAINERS).
- ALL NOXIOUS WEEDS SHALL BE CONTROLLED BY THE PROPERTY OWNER.
- PROPERTY OWNERS CANNOT FILE CLAIMS AGAINST THE STATE OF IDAHO FOR DAMAGES CAUSED BY WILDLIFE.



LEGEND	
	EXISTING 1' CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED 24' WIDE GRAVEL ROAD
	PROPOSED PROPERTY LINE
	WILDLIFE AREA - NO FENCING ALLOWED
	PROPOSED EASEMENT
	COUNTY STANDARD SETBACK
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED LOT NUMBER & SIZE
	PROPOSED BUILDING ENVELOPE
	PROPOSED STORMWATER FACILITY



**HARMONY**  
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REVISED 6/29/2012 (PHASE 2)

SCALE: AS SHOWN  
DESIGNED BY: RGB  
DRAWN BY: RGB  
CHECKED BY: JFZ  
PROJ. #: 07013-008-1

PROJECT NAME  
**BLUE INDIAN SUBDIVISION**  
**SUBDIVISION MASTER PLAN**

DATE: 12/01/2009